# AWDM/0721/23 – Non-Material Amendment

**Site: Former Mannings, Surry Street Shoreham**

**Proposal: Non-Material Amendment following approval AWDM/1281/19.**
**Amendments: Various fenestration details to all elevations.**

This NMA application is for minor elevational changes, which are described in the planning assessment below. The drawing series has been transposed into the Calford Seaden series, which is the new architectural/ project management company for the development works, which have recommenced following a 12 month pause in 2024.

**Proposed Drawings**

| | |
|---|---|
| GA Elevation - North Elevation | P646-CALZZ-ZZ -EL-A-0300 – T02 |
| GA Elevation - South Elevation | P646-CAL-ZZ-ZZ-EL-A-0301 - T02 |
| GA Elevation - West Elevation | P646-CAL-ZZ-ZZ-EL-A-0302 - T02 |
| GA Elevation - East Elevation | P646-CAL-ZZ-ZZ-EL-A-0303 - T02 |

**Previously Approved Drawings**

| | |
|---|---|
| PROPOSED NORTH ELEVATIONS HAM ROAD | Drg No 03-102 Rev C |
| PROPOSED SOUTH ELEVATIONS | Drg No 03-103 Rev C |
| PROPOSED WEST ELEVATION | Drg No 03-102 Rev A |
| PROPOSED EAST ELEVATION SURRY STREET | Drg No 03-101 Rev C |

**Planning History:**

**AWDM/1281/19**: Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space, soft and hard landscaping and associated ancillary facilities. **Approved 15th October 2021**

**Legislation:**

Section 96A of the Act allows a non-material amendment to be made via application. There is no statutory definition of ‘non-material’, which depends on the nature and context of a particular development. The NPPG advises regard to the effect of the change, together with any previous changes made under s.96A

Although it is not an application for planning permission and therefore s.38 (6) of the Planning Act 2004 does not apply it is material to consider the extent to which the proposed amendments comply with the Development Plan policies.

**Relevant Planning Policies and Guidance:**

Adur Local Plan 2017
National Planning Policy Framework - NPPF (2024)

**Planning Assessment:**

South Elevation
At the fourth floor a smoke vent opening has been added. This is obscure glazed, for consistency with the three window windows in the south west part of the fith floor above, which are the subject of an obscure glazing condition (3d) of the planning permission. An additional condition can ensure that this treatment remains in place for this additional 4th floor smoke vent.

At the fifth floor the window shown on the original plans is now an AOV smoke vent. This is covered by the obscure glazing condition but if it is intended as a solid opaque door, this can also be controlled by an additional condition.

Another window W413 is slightly shortened in order to allow for kitchen work surfacing to be installed within the room. This is behind the balcony parapet, which remains as perforated metal, to minimise overlooking, here across other balconies, as required in the planning permission.

North Elevation
Five windows are shortened in order to accommodate kitchen work surfacing to be installed within the rooms. A recessed brick panel is used in each case to retain the rhythm of window openings in this prominent elevation and its relationship to the consternation area.

In common with the southern elevation an AVO smoke vent is also added at fourth. This is below a previously approved opening in the floor above, which creates an ordered alignment. At ground floor level a door is made slightly wider for DDA accessibility compliance, with little visual impact.

East Elevation
The width of nine windows are slightly increased at ground and fifth floors. At ground floor these retain alignment with windows above. At the fifth floor they are slightly offset in relation to the windows below, but are in the recessed upper floor where this small off-alignment is unlikely to be perceived.

It is noted that rainwater downpipes are not shown, but previous discussions with the applicant have sought straight runs to avoid angled sections, although short angles at balcony intersections may be necessary.

West Elevation and Courtyard Elevations
Changes also amount to slight width increases to eleven windows, some become AOV some become AOV smoke vents in order to meet fire regulations. These do not disrupt the alignment across the facade of this least prominent part of the building.

In summary, all changes are considered non-material and are supported, subject to an additional condition for the south elevation as described above.

**Recommendation: Approve**

Additional Condition

26. i) The AOV smoke vent at the fifth floor of the southern elevation shall be permanently of solid opaque material.

ii) Details of obscure glazing (equivalent to Pilkington level 4 obscuration) to the additional AOV smoke vent at the fourth floor of the south elevation shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the occupation of the development hereby approved and thereafter shall be permanently maintained in full accordance with details thereby approved.
**Reason**: *In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings and to safeguard neighbouring amenities and privacy in accordance with policies 15 & 17 of the Adur Local Plan 2017*

Officers: Stephen Cantwell Date: 13 June 2025

Authorising Officer: Gary Peck Date: 16 June 2025